



## (C) Housing

### Purpose

This element follows the guidelines of the Minimum Planning Standards for Housing and was written to evaluate the adequacy and suitability of the existing housing stock to serve current and future community needs, including:

- Housing Types & Mix
  - Composition of Housing Stock
  - Recent Trends in types of Housing Provided
  - Evaluation of Mix of Housing Types
- Condition and Occupancy
  - Age and Condition of Housing
  - Owner Occupied
  - Renter Occupied
  - Vacancy Rates Owners and Renters
- Cost of Housing
  - Median Property Value
  - Median Rent
  - Affordability for residents and workers
- Cost-Burdened Households
  - Needs of cost burdened households
  - Relationship of cost to socio-economic characteristics
- Special Housing Needs
  - Elderly
  - Homeless
  - Victims of Domestic Violence
  - Migrant Farm Workers
  - Persons with Disabilities
  - Persons with HIV/AIDS
  - Persons recovering from Substance Abuse
- Job-Housing Balance



## 1. Housing Types and Mix

### 1.1 Composition of Housing Stock

The City of Carrollton has a 2000 housing inventory of 7,658 units. Of the total, 52.7% are single-family units and 45.4% multi-family. An even distribution of single-family and multi-family units exists.

**Composition of Housing Stock City of Carrollton 1980, 1990, 2000**

	1980	1990	2000	1990-2000 % Change
Total Units	5326	6580	7658	16.4%
Single Family	3291	3237	4034	24.6%
Multi Family	1865	3040	3477	14.4%
Manufactured Housing	170	303	147	51.5%
Total Occupied	4849	5890	7121	20.9%
Total Vacant	477	690	456	33.9%
Owner Occupied	2245	2348	2820	20.1%
Percent of Total	46.3%	39.9%	39.6%	-0.7%
Renter Occupied	2604	3542	4301	21.4%
Percent of Total	53.7%	60.1%	60.4%	0.4%
Vacancy Rate	9%	10.5%	6%	-42.8%

US Census, 1990 & 2000

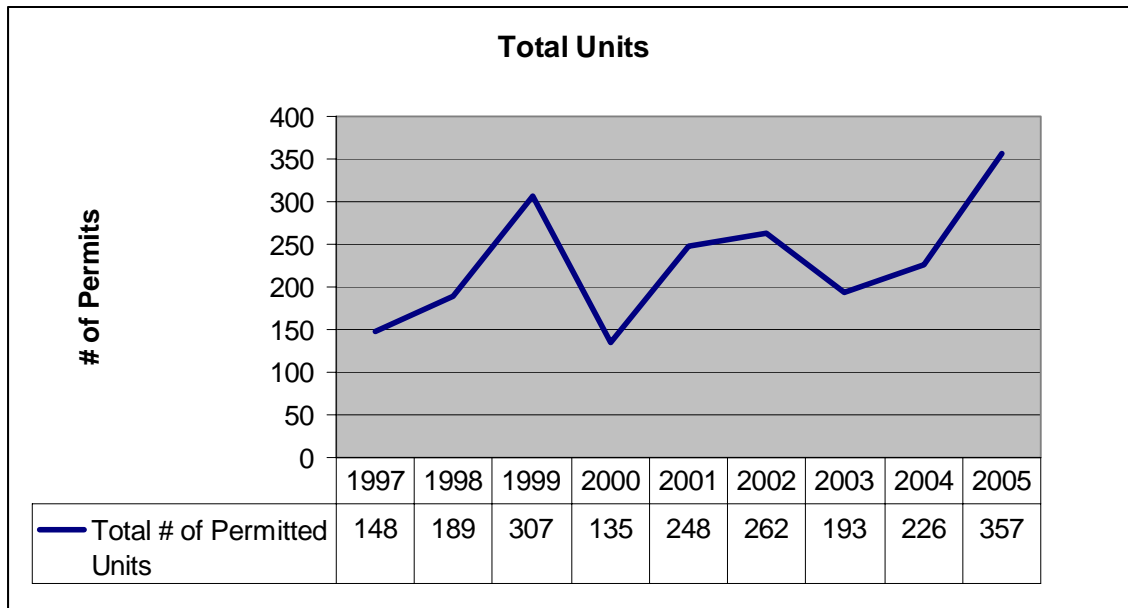
### 1.2 Recent Trends in Types of Housing Provided

**Total Units Issued by Type and Year**

Total	1997	1998	1999	2000	2001	2002	2003	2004	2005 (thru September)
Single Family Units	96	105	93	83	88	162	164	163	157
Total Multi Family Units	52	84	214	52	160	100	29	63	200
2-unit Multi-Family Structures	2	0	0	8	2	0	10	10	2
3- and 4-unit Multi-Family Structures	0	0	52	4	4	0	7	3	0
5+ Unit Multi-Family Structures	50	84	162	40	154	100	12	50	198
Total Units	148	189	307	135	248	262	193	226	357

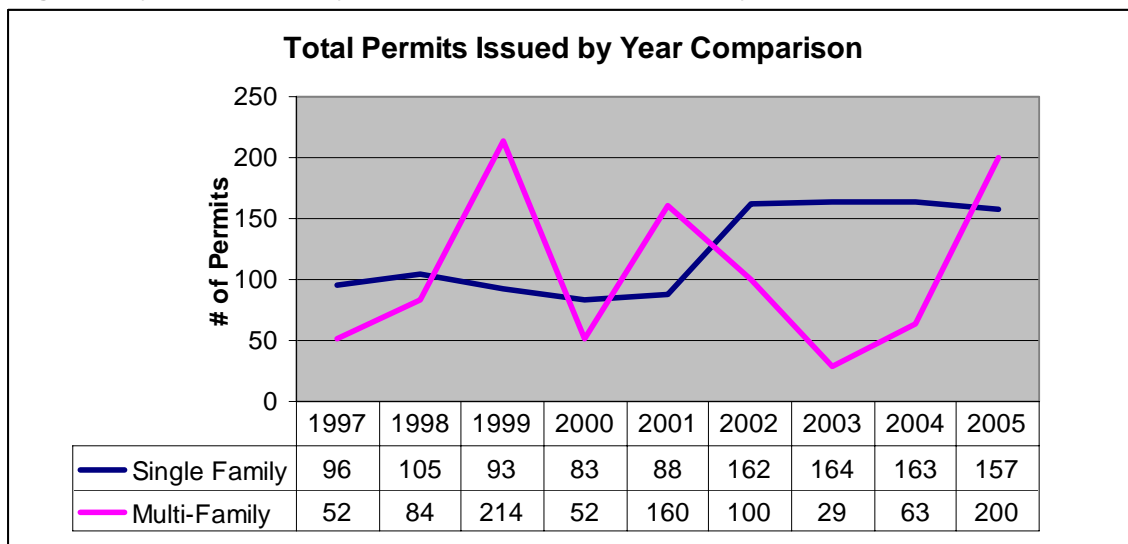


### Total Number of Permits Issued by Year



SOCDS Building Permit Database (US Dept. HUD)

### Single Family and Multi-Family Total Number of Permits Issued by Year



SOCDS Building Permit Database (US Dept. HUD)



### ***1.3 Evaluation of Mix of Housing Stock***

Total number of housing permits in Carrollton has fluctuated greatly since 1997 and is expected to continue for the next several years. As illustrated on the previous page, the fluctuation in the total number of permits is greatly influenced by the number of multi-family projects permitted each year. Between 1997 and 2005, an average of 229 units was permitted each year.

When viewed individually, single-family permit requests remained constant since 1997. The constant number of permits issued between 1997 and 2001 and 2001 and 2005 indicates a brief trend in the number of new single family homes within the City of Carrollton.

Carrollton's multi-family permit totals are greatly influenced by the student housing needs at University of West Georgia. Whereas the single family permit totals are constant yet could be influenced greatly by future annexation proposals.



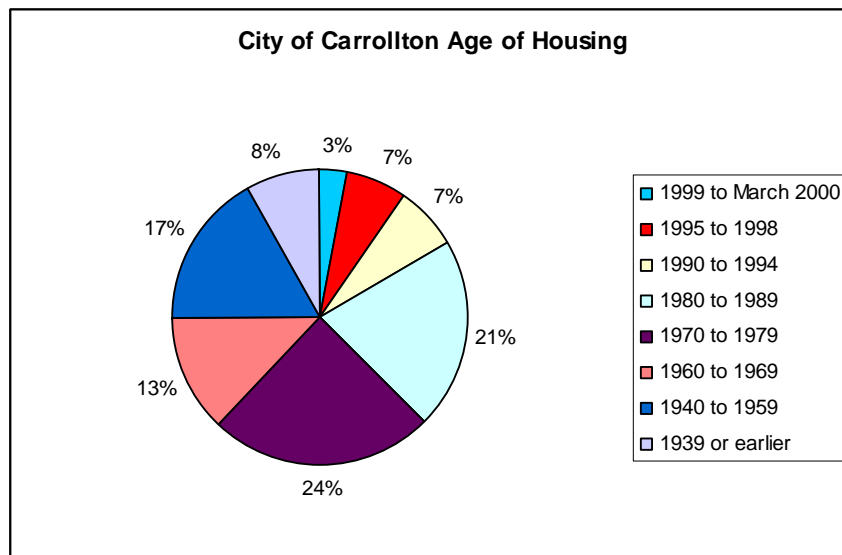
## 2. Housing Condition and Occupancy

### 2.1 Age and Condition of Housing

Age and Condition of Housing – Carrollton and Carroll Co.

YEAR STRUCTURE BUILT	Carrollton		Carroll County	
	number	percent	number	percent
1999 to March 2000	242	3.2	1,950	5.7
1995 to 1998	508	6.6	3,647	10.7
1990 to 1994	520	6.8	3,476	10.2
1980 to 1989	1,602	20.9	8,202	24.1
1970 to 1979	1,877	24.5	6,821	20
1960 to 1969	975	12.7	3,613	10.6
1940 to 1959	1,316	17.2	3,841	11.3
1939 or earlier	618	8.1	2,517	7.4
Total	7658	100	34,067	100

COCDS US Dept. HUD



COCDS US Dept. HUD & City Planning & Zoning Department



### Age and Condition of Housing – Municipal Comparison

	Carrollton	%	Douglas-ville	%	LaGrange	%	Newnan	%	Rome	%
Built 1999 - March '00	242	3.2%	501	6.3%	280	2.5%	603	9.1%	300	2.1%
Built 1995 – 1998	508	6.6%	1,475	18.6%	464	4.2%	786	11.8%	692	4.8%
Built 1990 – 1994	520	6.8%	1,507	19.1%	522	4.7%	375	5.6%	580	4.0%
Built 1980 – 1989	1,602	20.9%	2,022	25.6%	1,964	17.8%	889	13.4%	1,578	10.9%
Built 1970 – 1979	1,877	24.5%	859	10.9%	1,870	17.0%	938	14.1%	2,302	15.9%
Built 1960 – 1969	975	12.7%	602	7.6%	1,549	14.1%	736	11.1%	2,522	17.4%
Built 1950 – 1959	827	10.8%	410	5.2%	1,663	15.1%	1,005	15.1%	2,631	18.2%
Built 1940 – 1949	489	6.4%	237	3.0%	1,104	10.0%	500	7.5%	1,535	10.6%
Built 1939 – earlier	618	8.1%	297	3.8%	1,589	14.4%	811	12.2%	2,319	16.0%
Total Units:	7,658	100%	7,910	100%	11,005	100%	6,643	100%	14,459	100%

COCDS US Dept. HUD



### Housing Unit by Occupancy Status Comparison

		Atlanta MSA	Carrollton	Douglas ville	Lagrange	Newnan	Rome
<b>Total Units</b>	<b>1970</b>	568,215	4,373	1,710	7,779	3,773	10,718
	<b>1980</b>	841,674	5,326	2,842	9,008	4,315	11,958
	<b>1990</b>	1,220,663	6,547	4,676	10,927	5,006	13,050
	<b>2000</b>	1,582,482	7,546	7,873	10,956	6,412	14,462
<b>Occupied Units</b>	<b>1970</b>	540,401	4,080	1,622	7,406	3,583	10,201
	<b>1980</b>	789,577	4,849	2,649	8,689	4,084	11,191
	<b>1990</b>	1,102,578	5,890	4,162	9,772	4,646	12,008
	<b>2000</b>	1,504,871	7,121	7,286	10,022	5,939	13,320
<b>Owner Occupied</b>	<b>1970</b>	322,240	1,921	910	3,886	1,949	5,048
	<b>1980</b>	491,282	2,245	1,721	4,647	2,227	5,726
	<b>1990</b>	691,396	2,348	2,494	4,769	2,241	6,170
	<b>2000</b>	999,564	2,820	4,153	4,692	2,779	7,060
<b>Renter Occupied</b>	<b>1970</b>	218,161	2,159	712	3,520	1,634	5,153
	<b>1980</b>	298,295	2,604	928	4,042	1,857	5,465
	<b>1990</b>	411,182	3,542	1,668	5,003	2,405	5,838
	<b>2000</b>	505,307	4,301	3,133	5,330	3,160	6,260
<b>Vacant Units</b>	<b>1970</b>	27,814	293	88	373	190	517
	<b>1980</b>	52,097	477	193	319	231	767
	<b>1990</b>	118,085	657	514	1,155	360	1,042
	<b>2000</b>	77,611	425	587	934	473	1,142

COCDS US Dept. HUD



## 2.2 Occupancy Rates and Owner/Renter Occupied

### Home Ownership, Rental and Vacancy Rates

		Atlanta MSA	Carrollton	Douglas ville	Lagrange	Newnan	Rome
<b>Owner Occupied as % of All Occupied Units</b>	<b>1970</b>	59.6%	47.1%	56.1%	52.5%	54.4%	49.5%
	<b>1980</b>	62.2%	46.3%	65%	53.5%	54.5%	51.2%
	<b>1990</b>	62.7%	39.9%	59.9%	48.8%	48.2%	51.4%
	<b>2000</b>	66.4%	39.6%	57%	46.8%	46.8%	53%
<b>Renter Occupied as % of All Occupied Units</b>	<b>1970</b>	40.4%	52.9%	43.9%	47.5%	45.6%	50.5%
	<b>1980</b>	37.8%	53.7%	35%	46.5%	45.5%	48.8%
	<b>1990</b>	37.3%	60.1%	40.1%	51.2%	51.8%	48.6%
	<b>2000</b>	33.6%	60.4%	43%	53.2%	53.2%	47%
<b>Vacant Units as % of All Units</b>	<b>1970</b>	4.9%	6.7%	5.1%	4.8%	5%	4.8%
	<b>1980</b>	6.2%	9%	6.8%	3.5%	5.4%	6.4%
	<b>1990</b>	9.7%	10%	11%	10.6%	7.2%	8%
	<b>2000</b>	4.9%	5.6%	7.5%	8.5%	7.4%	7.9%

COCDS US Dept. HUD





### 3. Cost of Housing

#### 3.1 Median Property Value

Median \*Household Owner's Value in 1999 Dollars

	Atlanta MSA	Carrollton	Douglasville	Lagrange	Newnan	Rome
<b>1970</b>	\$80,582	\$59,847	\$56,786	\$40,963	\$55,897	\$56,309
<b>1980</b>	\$93,591	\$73,595	\$76,021	\$56,005	\$61,262	\$61,060
<b>1990</b>	\$112,628	\$82,726	\$108,356	\$65,518	\$70,999	\$63,989
<b>2000</b>	\$130,900	\$101,005	\$115,904	\$78,946	\$110,486	\$84,267

COCDS US Dept. HUD (\*Household owner's value calculations exclude housing units on 10 acres or more of land, housing units with a business or medical office on premises, housing units in multifamily buildings (i.e. condos), and mobile homes. Single family condo houses, however, are included only for 1990, taken verbatim).

#### 3.2 Median Rent

Median Household Gross Rent in 1999 Dollars \*

	Atlanta MSA	Carrollton	Douglas- ville	Lagrange	Newnan	Rome
<b>1970</b>	\$472	\$361	\$378	\$271	\$309	\$301
<b>1980</b>	\$505	\$364	\$412	\$332	\$382	\$321
<b>1990</b>	\$669	\$435	\$617	\$460	\$503	\$375
<b>2000</b>	\$722	\$443	\$690	\$471	\$602	\$429

COCDS US Dept. HUD (\*Household gross rent calculations exclude single-family rental units on 10 acres or more of land).

According to the US Department of Housing and Urban Development (HUD), Carrollton had a year 2000 median household owner's value of \$101,005 and a median rent of \$443 per month. Between 1990 and 2000, median house values increased by 22 percent while median gross rents increased by only 2 percent.



#### 4. Cost – Burdened Households

Cost-burdened households are defined by those paying 30 percent or more of net income on housing costs and severely cost-burdened households are those that pay 50 percent or more. Previous tables demonstrate renters and owners in Carrollton by incomes related to the percentage of median income for jurisdictions located in West Georgia, as well as, the Atlanta Metropolitan Statistical Area.

The “Households Problems” table below illustrates that since 1990 the percentage of households with housing problems, which includes cost burdened and severely cost-burdened households, has remained constant or has slightly increased between 1990 and 2000.

##### Housing Problems

	1990			2000		
	Renters	Owners	Total Households	Renters	Owners	Total Households
Total Households	3,423	2,418	5,841	4,241	2,857	7,098
% With Any Housing Problem*	43.30%	18.40%	33%	43%	19.40%	33.50%
% Cost Burden (>30%)	N/A	N/A	N/A	38.60%	18.20%	30.40%
% Cost Burden (>50%)	N/A	N/A	N/A	18.50%	7.80%	14.20%

*HUD State of the Cities Data System*

**\*Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Increasing the amount of affordable housing units could decrease the percentage of cost burdened households but is not necessarily the answer as the City contains an abundance of this type of housing. Rather, increased incomes are especially needed for several of the income groupings represented.

The Affordability Mismatch Output for All Households in Carrollton can be further scrutinized with the chart on the following page.



### Affordability Mismatch Output for All Households for Carrollton (2000)

Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms			
	0-1	2	3+	Total	0-1	2	3+	Total
<b>Value &lt;=30%</b>								
# occupied units	420	395	435	1,250	N/A	N/A	N/A	N/A
% occupants <=30%	67.9	60.8	40.2	56	N/A	N/A	N/A	N/A
% built before 1970	36.9	49.4	34.5	40	N/A	N/A	N/A	N/A
% some problem	51.2	32.9	21.8	35.2	N/A	N/A	N/A	N/A
# vacant for rent	45	80	35	160	N/A	N/A	N/A	N/A
<b>Rent &gt;30% to &lt;=50%</b>				<b>Value &lt;=50%</b>				
# occupied units	960	1,145	410	2,515	28	264	885	1,177
% occupants <=50%	73.4	44.1	48.8	56.1	64.3	39.4	35.6	37.1
% built before 1970	25.5	34.5	43.9	32.6	100	62.5	55.4	58
% some problem	53.1	38.9	47.6	45.7	35.7	5.7	2.3	3.8
# vacant for rent	30	60	45	135	4	15	0	19
<b>Rent &gt;50% to &lt;=80%</b>				<b>Value &gt;50% to &lt;=80%</b>				
# occupied units	109	240	109	458	22	180	765	967
% occupants <=80%	81.7	52.1	55	59.8	63.6	44.4	27.5	31.4
% built before 1970	21.1	24.6	59.6	32.1	0	57.2	30.1	34.4
% some problem	73.4	41.7	32.1	46.9	0	13.9	0.5	3
# vacant for rent	0	0	0	0	0	0	15	15
<b>Rent &gt;80%</b>				<b>Value &gt;80%</b>				
# occupied units	15	24	4	43	4	42	667	713
# vacant for rent	0	0	0	0	0	15	0	15

**Rent 0-30%** - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

**Rent 30-50%** - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

**Rent 50-80%** - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

**Rent > 80%** - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

**Value 0-50%** - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

**Value 50-80%** - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

**Value > 80%** - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Comprehensive Housing Affordability (CHAS) Data Books (HUD)



## **5. Special Housing Needs**

Special housing needs includes housing for the elderly, homeless, victims of domestic violence, migrant workers, persons with disabilities or HIV/AIDS and persons recovering from substance abuse.

### **5.1 Elderly**

According to the Georgia Department of Human Resources, "Georgia has the fourth fastest growing elderly population and the third fastest growing 85+ population in the United States". The population of 60 and older is expected to increase 52.6 % between 1990 and 2010 in Georgia, indicating an increase in demand for housing needs for the elderly. Currently, the Carrollton Housing Authority (CHA) is responsible for assisting the elderly housing demands.

Founded in 1952, the City of Carrollton Housing Authority is chartered by the laws of the State of Georgia to provide and administer quality and affordable housing to low-income persons. CHA receives policy guidance and operational approval from its five member governing Board of Commissioners that are appointed by the Mayor of the City of Carrollton.

The Carrollton Housing Authority (CHA) operates and administers a total of 280 public housing units in five developments within the City. The Section 8 program administers 104 housing vouchers in Carroll County. All funding for these programs is provided by the Federal Government through the Department of Housing and Urban Development.

### **5.2 Homeless**

The Carrollton Housing Authority also maintains a homeless shelter located at 415 Newnan Street. This shelter provides temporary housing for up to 12 men.

### **5.3 Victims of Domestic Violence**

Domestic Violence Victims: The Carroll County Emergency Shelter is a non-profit group separate from any specific government agency that serves homeless families in Carrollton and Carroll County. Specifically, the organization shelters victims of domestic violence. To do this, the organization operates a transitional housing program to assure families in poverty affordable housing for up to two years. It matches families to services, writes temporary protective orders for abused spouses, and operates support groups for victims of abuse. Additional programs for children, after school support, tutoring, and transportation for clients to various appointments are a few of the day to day activities of the shelter. The Emergency Shelter is funded by local, State and Federal funding



## 5.4 Migrant Workers

Currently, there is not a significant population of migrant farm workers to warrant special housing needs.

## 5.5 HIV/AIDS

People living with HIV/AIDS in Georgia number approximately 28,243 in 2004 according to Centers for Disease Control (CDC). The Atlanta metropolitan statistical area (which includes Carrollton) reported 16,423 cumulative AIDS cases among residents in June 2001. The Centers for Disease Control rates Atlanta as the tenth leading metropolitan area in the nation reporting the highest number of cumulative AIDS cases among residents.

The 10 states or territories reporting the highest number of AIDS cases are as follows:

**# of AIDS Cases reported in 2004 by State**

<b>State/Territory</b>	<b>2004</b>
New York	7,641
Florida	5,822
California	4,679
Texas	3,298
New Jersey	1,848
Illinois	1,679
<b>Georgia</b>	<b>1,640</b>
Pennsylvania	1,629
Maryland	1,451
North Carolina	1,137

*Center for Disease Control*

## 5.5 Persons Recovering from Substance Abuse

Carroll County funds *Pathways*, a public organization responsible for providing treatment, general information and facility options for person recovering from substance abuse. Tanner Medical also provides discounted treatment for those with ailments related to substance abuse.



## 6. Job-Housing Balance

According to the 2000 US Census, the City of Carrollton had 8,646 persons aged 16 and over, 73% of which that worked in Carrollton or Carroll County. 2,175 persons aged 16 and over, or 25%, worked outside the county. In short, one in four of the City of Carrollton's population aged 16 and over commutes outside of Carroll County to their place of employment.

In comparison, in 2000 approximately 61% of the residents of the City of Douglasville worked outside of Douglas County and 38% of the City of Newnan's population worked outside of Coweta County.

### 2000- Place of Work for Workers 16 Years and Over - Municipal Comparison

	Carrollton	Douglasville	Newnan
Total:	8,646	9,369	6,963
Worked in state of residence:	8,508	9,312	6,954
Worked in county of residence	6,333	3,580	4,275
Worked outside county of residence	2,175	5,732	2,679
Worked outside state of residence	138	57	9
<b>% working outside of county</b>	<b>25%</b>	<b>61%</b>	<b>38%</b>

2000 US Census

### 1990 – Place of Work for Workers 16 Years and Over - Municipal Comparison

	Carrollton	Douglasville	Newnan
Total	7,141	5,621	4,978
Worked in state of residence	7,064	5,555	4,928
Worked in county of residence	5,628	2,169	3,753
Worked outside county of residence	1,436	3,386	1,175
Worked outside State of residence	77	66	50
<b>% working outside of county</b>	<b>20%</b>	<b>60%</b>	<b>24%</b>

1990 US Census

Residents of the City of Carrollton aged 16 and over commuting to jobs outside Carroll County increased 5% during the 1990's, and according to the US Census Bureau, the majority commuted to Cobb, Douglas, Coweta and Fulton Counties. This is due to higher wages offered with higher skilled jobs in those counties. However, a lack of affordable housing does not appear to be an issue. In 2000, the median household owner's value was \$101,005. This is in the price range of most starter homes and lower cost housing. In 1999 the median household income was \$27,599. This would mean that the cost of housing for the median household would be 27.3% of their income, which on average would label them as not cost burdened. This indicates the majority of Carrollton's residents do not have to commute to other counties for adequately paying jobs.